

## REDBOURN PARISH COUNCIL

**Minutes of Planning Committee held on Tuesday, 17<sup>th</sup> April 2018 at 7.30pm, in the Conference Room, Redbourn Parish Centre, The Park, Redbourn AL3 7LR**

**PRESENT:** Cllrs I Caldwell (Chair) T Finnigan, D Bigham and I Hickmott

**IN ATTENDANCE:** Chris Kenny - Deputy Clerk (DC)

### 1 APOLOGIES OF ABSENCE

Apologies were received from Cllr Mitchell (prior engagement), V Mead (prior meeting), Cllr O'Donovan (holiday) and Cllr Gray (family commitment)

### 2. MINUTES OF THE PREVIOUS MEETING

It was proposed, seconded and resolved that:

***The minutes of the Planning Committee meeting held on 13<sup>th</sup> March 2018 were approved as a true record of the meeting.***

### 3 NOTIFICATION OF OTHER BUSINESS

None notified

#### 3.1 Other business for Consideration by the Meeting

None notified

### 4. DECLARATIONS OF INTEREST

Cllr Mead declared a personal, non-prejudicial interest as she is a member of SADC Planning Development Control Committee North and would consider any application at that meeting afresh.

### 5. OPEN SESSION FOR THE PUBLIC

None

### 6. PLANNING APPLICATIONS

**5/2018/0336** - Two storey side extension and single storey rear and side extension with lantern lights at 8 Aysgarth Road, Redbourn, Hertfordshire AL3 7PJ

**RPC comment:** None made as decision already made by SADC

**5/2018/0505** - Single storey front and side extension with rooflights at 17 Mansdale Road, Redbourn, Hertfordshire, AL3 7DL

**RPC comment:** None made as decision already made by SADC

**5/2018/0554** - Single storey rear extension following partial demolition of single storey rear projection at 4 Heybrigge Close, Redbourn, Hertfordshire, AL3 7DT

**RPC comment:** No objection

**5/2018/0471** - Listed Building consent - Single storey rear extension with rooflight at 44 Church End, Redbourn, AL3 7DU

**RPC comment:** Poor quality of the plans made it difficult to form an opinion however based on what could be seen, there is no objection in principle to the application so long as it complies with the Conservation policies.

**ACTION:** it was agreed that Deputy Clerk should write to SADC planning department to raise the committees concerns regarding the quality of some of the plans that are shown.

**5/2018/0611** - Two storey side and single storey rear extension following demolition of existing rear projection at 20 Tassell Hall, Redbourn, AL3 7JD

**RPC comment:** Object under Policy 72 (ii), compatability with original building. In principle the extension is fine but the windows on the extension do not comply with Policy 72.

**5/2018/0506** - Renovation of barn to rear of stables and replacement of existing flat concrete roof with a pitched roof, roof repairs to stables, installation of honeycomb matting to east side, painting of complete building (part retrospective) at Stables Adj 1 Gaddesden Lane, Redbourn, Hertfordshire

**RPC comment:** no objection

**5/2018/0771** - Porch canopies to flats 2 & 3 and replacement door and window to flat 3 at Crown House, 47-49 High Street, Redbourn, Hertfordshire, AL3 7LW

**RPC comment:** no objection so long as materials used are consistent with the rest of the building.

**5/2018/0810** - Listed Building consent - Porch canopies to flats 2 & 3 and replacement door and window to flat 3 at Crown House, 47-49 High Street, Redbourn, Hertfordshire, AL3 7LW

**RPC comment:** no objection

**5/2018/0819** - Front porch, two storey side, part single, part two storey rear extension and pitch roof over existing single side extension at 9 Blackhorse Lane, Redbourn, Hertfordshire, AL3 7EP

## 7. TREE WORKS

**TP/2018/0142 CA** - Re-pollard Sycamore tree in rear garden. We have done it a few times over the last 18 years and need to do so again. There are two main trunks and I would like to remove one of them. I would also like to reduce the crown by 30-40% at The Lodge, Waterend Lane, Redbourn, Hertfordshire, AL3 7JZ

**TP/2018/0164 TPO1913** - T1 Beech - This trees has out grown its location and to retain its crown spread requires reduction control measure. It's been reduced previously. Reduction by 1-2m and crown clean all deadwood at 1 Saberton Close, Redbourn, Hertfordshire, AL3 7DS

**TP/2018/0165 CA** - Removal of Lime Tree South West boundary - see attached plan. Roots have damaged drains (see attached letter from repair contractor). Roots very likely to be growing through foundations of adjacent Listed building. Remove to prevent recurrence and further damage at Muse Cottage, 11 Church End, Redbourn, Hertfordshire, AL3 7DU

## 8. PLANNING (DEVELOPMENT CONTROL) COMMITTEE NORTH

The Plans North meeting due to be held on Monday, 23<sup>rd</sup> April 2018. There are no items relating to Redbourn on the agenda.

## 9. REPORTS FROM SADC PLANNING AND BUILDING CONTROL

None notified

### 10.1 APPLICATIONS APPROVED

**5/2018/0354** - Certificate of Lawfulness (proposed) - Loft conversion with hip to gable roof extension and rear facing dormer at 9 Mansdale Road Redbourn Hertfordshire AL3 7DL

**SADC comment:** Approved

**5/2017/3465** - Redevelopment of grass rugby pitch with artificial grass pitch with floodlights and associated fencing, landscaping and storage container at Harpenden Rugby Club, Redbourn Lane, Hatching Green, Hertfordshire, Harpenden, AL5 2BA

**SADC comment:** DC3 conditional permission

**RPC comment:** No comment

**5/2018/0273** - Demolition of existing single storey side extension and erection of attached two bedroom dwelling with new vehicular access at 6 Ben Austins, Redbourn, Hertfordshire, AL3 7DP

**SADC comment:** DC3 conditional permission

**RPC comment:** Objection based on Policy 69 - it creates a terraced effect where originally it is a semi-detached which will have an effect on the street scene. Also Policy 70 has been contravened as this states that a 3 bedroom dwelling should have 2 spaces for parking - the original property only shows 1 parking space.

**5/2018/0330** - Listed Building consent - Insertion of roof insulation and replacement of damaged roof tiles at Millstream Barn, St Albans Road, Redbourn, Hertfordshire, AL3 7AA

**SADC comment:** DC10 Listed Building Conditional Consent

**RPC comment:** No comment made

### 10.2 APPLICATIONS REFUSED

**5/2018/0161** - First floor side extension at 38 Lords Meadow, Redbourn, Hertfordshire, AL3 7BX

**SADC comment:** DC4 refusal

**RPC comment:** No comment made

**5/2018/0213** - Certificate of Lawfulness (proposed) - To move the garden fence to the boundary line so that the strip of land that sits between the garden fence and the boundary line of the property will fall within the garden at 7 Holts Meadow Redbourn Hertfordshire AL3 7BW

**SADC comment:** Certificate of Lawfulness Refused

**RPC comment:** no comment made

**5/2018/0293** - Single storey front extension, side chimney, replacement front window and front rooflight at Flint Cottage, 25 West Common, Redbourn, Hertfordshire, AL3 7DY

**SADC comment:** DC4 refusal

**RPC comment:** No objection

**5/2017/3254** - Rear rooflight at 74 High Street Redbourn Hertfordshire AL3 7LN

**SADC comment:** DC4 refusal

**RPC comment:** No objection

**10.3 CERTIFICATE OF LAWFULNESS**

**5/2018/0604** - Certificate of Lawfulness (proposed) - Single storey rear extension at 20 Tassell Hall, Redbourn, Hertfordshire, AL3 7JD

**10.4 DISCHARGE OF CONDITIONS (Approved and Proposed)**

None notified

**10.5 APPLICATIONS WITHDRAWN**

None notified

**10.6 INVALID APPLICATIONS**

None notified

**10.7 APPEALS**

None notified

**10.8 PRIOR APPROVAL APPLICATIONS (FOR INFORMATION ONLY)**

None notified

**11. To consider Article 4 Direction with a view to High Street Working Party exploring and investigating the issue further**

TF explained to the meeting that currently developers can use permissive development to convert offices to residential use. However Article 4 allows you to call it in and override the permissive development rule which means that developers will have to justify the change of use. It may not alter the decision but at least by evoking this clause, it gives the opportunity to question it.

SADC have evoked Article 4 in certain areas of St Albans and the High Street Working party see this as a good initiative that could protect the High Street in Redbourn. There will be a lot work involved in the process (eg, consultation with businesses and landlords) and the working party would like permission to investigate further.

It was proposed, seconded and resolved that

The Deputy Clerk, on behalf of the Planning Committee, submit an agenda item for Full Council (May) asking that Redbourn Parish Council consider the Planning Committee's proposal to investigate the possibility of introducing Article 4 direction in the High Street following SADC's initiative with the aim of preventing the High Street losing business properties to residential use

**12 CORRESPONDENCE**

None notified

**13 FOR INFORMATION ONLY**

None notified

**14 MATTERS TO REPORT**

None notified

**15. DATE, TIME AND PLACE OF NEXT MEETING**

The date of the next meeting is 22<sup>nd</sup> May 2018, 7.30pm in Conference Room, Parish Centre.

The meeting closed at 8.35pm

Signed: ..... Date: .....